



TUCSON, AZ
FY 2004 HOPE VI REVITALIZATION GRANT AWARDS

HOPE VI Grant Summary

The City of Tucson Community Services Department will receive a HOPE VI Revitalization grant in the amount of \$9,825,000, which will enable Tucson to revitalize the Martin Luther King Apartments, a 96-unit building for elderly and disabled public housing residents. The overall revitalization plan creates a new mixed-income and mixed-use development, renamed Depot Plaza, on an assembled and expanded downtown site. The Martin Luther King Apartments, consisting of 96 units, will be demolished. The program also develops both rental and homeownership units on a City-owned, 30-acre site northwest of downtown. The comprehensive revitalization plan consists of a total of 321 units, including 96 units of public housing, 24 affordable rental units, 96 market rate rental units, 97 market rate homeownership units and 8 affordable homeownership units. Of these units, 168 will be on the expanded Depot Plaza, 18 units will be in the adjacent renovated Historic Rialto Building, and 135 will be in a subdivision along Silverbell Road, near the Tucson Mountain foothills. The plan will incorporate below grade parking, as well as shared community space and approximately 7,000 square feet of commercial space. The design and ground floor detailing will be compatible with the historic buildings to the north and east, and will include a public plaza. The plan provides services intended to foster a healthy lifestyle, while also increasing safety and security, enabling resident independence and community involvement, and encouraging life-long learning programs, including employment. Development will take place in partnership with the City's non-profit partner, the Metropolitan Housing Corporation, as well as Congress Street Redevelopment and Pathways Development. The City of Tucson will manage the planned senior/disabled complexes at both Depot Plaza and Silverbell. A private property management company, the NRP Group, has been retained by Congress Street Redevelopment to manage the market rate and affordable rental units at the downtown sites. The City of Tucson has leveraged over \$34 million toward the total cost of the project, which is estimated to be nearly \$44 million.

Unit Information		Projected Relocation and Reoccupancy	
Severely distressed units	96	Current resident families	94
Units to be demolished/Units demolished	96	Families to be relocated to Section 8	35
Units to be rehabilitated	0	Families to be relocated to other Public Housing	59
Units to be converted to non-dwelling use	0	Families to be relocated through other means; Undecided	0
Rental		Families to reoccupy HOPE VI sites	47
Public Housing	96	New families in HOPE VI sites	256
Leveraged Affordable	24	Projected Sources of Funds	
Leveraged Market Rate	96	HOPE VI Revitalization Grants	\$9,825,000
Homeownership		Other Public Housing Grants	\$256,720
Public Housing Lease/Purchase	0	Other HUD Funding	\$482,992
Affordable with Public Housing Funds	0	Non-HUD Public/Private Funds	\$33,314,130
Leveraged Non-HUD Subsidized	8	Total All Sources	\$43,878,842
Leveraged Market Rate	97		
Total planned units after revitalization	321		
Total planned affordable housing units	128	FY 04--HOPE VI dollar leverage	\$3.47
Collateral Investment and Leverage Ratio		Contact Information	
FY 04--HOPE VI collateral investment	\$94,198,514	Ms. Emily Nottingham Community Services Department of Tucson 310 N. Commerce Park Loop Tucson, AZ 85745 Phone: (520) 791-4171 Fax: (520) 791-5407 Email: Emily.Nottingham@tucsonaz.gov	
FY 04--HOPE VI anticipatory investment	\$2,379,511		